

Memorandum

MIAMI-DADE
COUNTY

Date: December 18, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 5(A)

Subject: Combining of BBC-GOB Project No. 216 – "Neighborhood Service Center Land Acquisition and Construction with BBC-GOB Project No. 215 - "Neighborhood Service Center Demolition and Reconstruction"

Recommendation

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution approving the combining of Building Better Communities General Obligation Bond Program (the "BBC Program") Project No. 216 – "Neighborhood Service Center Land Acquisition and Construction" with BBC Program GOB Project No. 215 – "Neighborhood Service Center Demolition and Reconstruction" and after a public hearing pursuant to Resolution No. R-917-04 (the "Authorizing Resolution"). This action will revise the projects' scopes and descriptions and allow for maximum use of County funds, by combining the \$7.5 million allotted for each service center, thereby eliminating the need for the construction of two separate public service outreach facilities serving Commission District 3.

The Department of Human Services' ("DHS") feasibility studies were conducted and committee meetings were held with the Community Action Agency ("CAA"), General Services Administration ("GSA") and the Office of Capital Improvements ("OCI"). The studies revealed that it would be in the best interest of the community and the County at-large to combine the BBC Program GOB allocation for the two projects in order to construct one comprehensive social service center. The combined allocated funds of \$15 million would be used for the construction of a 30,000 square foot comprehensive neighborhood service center at the Wynwood site located at 2902 NW 2nd Avenue, Miami.

Scope

The direct impact of this agenda item is to the residents of County Commission District 3 who would be accessing services at the Allapattah and Wynwood Neighborhood Service Centers. The proposed newly-constructed comprehensive social service center is to be located at the present Wynwood site thereby remaining in Commission District 3.

During construction of the new comprehensive social service center at the Wynwood site, residents will continue to access services at the existing Allapattah Neighborhood Service Center located at 1897 NW 20 Street, Miami. An additional service center will be the Culmer Neighborhood Service Center located at 1600 NW 3rd Avenue, Miami, which can accommodate residents from this service area and is also located in District 3. The three centers (Allapattah, Culmer and Wynwood) all located in District 3 are within a 2 to 3 mile radius of each other.

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Fiscal Impact/Funding Source

The BBC Program GOB proceeds allocated to the Wynwood and Allapattah Neighborhood Service Centers are \$7.5 million respectively for demolition and reconstruction (Wynwood) and land acquisition and new construction (Allapattah). Combining BBC Program GOB funds for both projects, for a total of \$15 million, in conjunction with the use of the County-owned land at the present Wynwood site would eliminate the cost of land acquisition for Allapattah thereby allowing maximum use of County dollars to construct a larger, comprehensive social service facility at the Wynwood site.

Track/Record/Monitor

The implementing entity for this project will be DHS and the monitoring entity will be OCI.

Background

On November 4, 2004 voters approved a referendum to fund more than 300 capital improvements throughout the County over the next 15 – 20 years. Appendix A to the Authorizing Resolution (Resolution No. R-917-04) lists the "Construct and Improve Public Service Outreach Facilities" projects eligible for funding from the BBC-GOB Bond Program by number, name and size. All additions, deletions and significant modifications to individual projects require a majority vote of the Board following a public hearing.

The two Public Service Outreach Facilities included in the BBC Program are: 1) GOB Project No. 215 - "Neighborhood Service Center Demolition and Reconstruction", which includes the demolition of the current Wynwood Neighborhood Service Center and the reconstruction of a new neighborhood center facility in the same location in the Wynwood community; and 2) GOB Project No. 216 - Neighborhood Service Center Land Acquisition and Construction, which includes the purchase of land and construction of a new neighborhood service center in the Allapattah area.

DHS has worked closely with OCI and other social services departments in the County to develop a strategic approach for maximizing the public's benefit of their BBC Program funding. As a result of this work, it is recommended that the projects' scope and description be modified as follows:

- 1) Delete GOB Project No. 216 (Allapattah) and;
- 2) Approve a significant modification to GOB Project No. 215 to combine the BBC Program GOB allocations for Project Nos. 215 and 216 (a total of \$15 million) for the construction of a comprehensive social services facility at the current Wynwood Neighborhood Service Center site.

The Building Better Communities Citizen's Advisory Committee favorably recommended this item at its meeting held on July 9, 2007.


Assistant County Manager

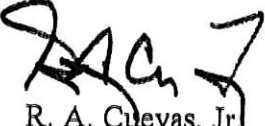


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: December 18, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Agenda Item No. 5 (A)

Veto _____

12-18-07

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING DELETION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 216-"NEIGHBORHOOD SERVICE CENTER LAND ACQUISITION AND CONSTRUCTION" AND APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM PROJECT NO. 215-"NEIGHBORHOOD SERVICE CENTER DEMOLITION AND RECONSTRUCTION" EACH IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-917-04 AFTER A PUBLIC HEARING

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the deletion of Building Better Communities General Obligation Bond Program Project No. 216-"Neighborhood Service Center Land Acquisition and Construction" and approving significant modification to Building Better Communities General Obligation Bond Program Project No. 215-"Neighborhood Service Center Demolition and Reconstruction", each identified in Appendix A to Resolution No. R-917-04 after a public hearing, all as more particularly described in the accompanying memorandum.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of December, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Geri Bonzon-Keenan

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